184.0	0007	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	667,900 / 667,900
					USE VALUE:	667,900 / 667,900
					ASSESSED:	667,900 / 667,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRODERICK RICHARD M--ETAL
Owner 2:	BRODERICK BARBARA E
Owner 3:	
Street 1:	11 VIRGINIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,118 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Wood Shingle Exterior and 1434 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6118.000	245,400		422,500	667,900
Total Card	0.140	245,400		422,500	667,900
Total Parcel	0.140	245,400		422,500	667,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.76 | /Parcel: 465.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 124056
GIS Ref:
GIS Ref:
Insp Date: 08/25/18

PREVIOUS ASSESSMENT

Parcel ID: 184.0-0007-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	245,400	0	6,118.	422,500	667,900	667,900	Year End Roll	12/18/2019
2019	101	FV	210,400	0	6,118.	422,500	632,900	632,900	Year End Roll	1/3/2019
2018	101	FV	210,400	0	6,118.	356,100	566,500	566,500	Year End Roll	12/20/2017
2017	101	FV	210,400	0	6,118.	325,900	536,300	536,300	Year End Roll	1/3/2017
2016	101	FV	210,400	0	6,118.	277,600	488,000	488,000	Year End	1/4/2016
2015	101	FV	205,400	0	6,118.	241,400	446,800	446,800	Year End Roll	12/11/2014
2014	101	FV	205,400	0	6,118.	223,300	428,700	428,700	Year End Roll	12/16/2013
2013	101	FV	205,400	0	6,118.	212,400	417,800	417,800		12/13/2012

!14335!

PRINT

Date	Time
12/11/20	04:11:46

LAST REV

Date	Time
08/28/18	12:19:54

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14335

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12489-6		7/30/1973		37,000	No	No		N

USER DEFINED

Prior Id # 1:	124056
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2001	882	Re-Roof	3,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	PH	Patrick H
7/11/2018	MEAS&NOTICE	CC	Chris C
11/12/2008	Meas/Inspect	345	PATRIOT
11/6/2000	Hearing N/C	264	PATRIOT
3/2/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	263	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6118		Sq. Ft.	Site		0	70.	0.99	7									422,478						422,500	

Total AC/HA: 0.14045 | Total SF/SM: 6118 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,478 | Spl Credit | Total: 422,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333449
Depreciation:	88031
Depreciated Total:	245418

COMMENTS

OF=BMT SINK. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

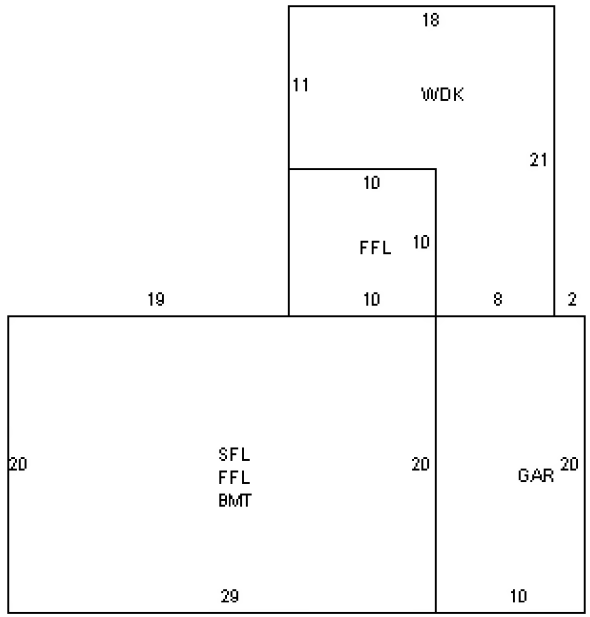
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.73
Special Features:	0	Val/Su Net:	105.87
Final Total:	245400	Val/Su SzAd	194.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	680	168.730	114,739
BMT	Basement	580	55.480	32,178
SFL	Second Floor	580	168.730	97,865
WDK	Deck	278	9.600	2,668
GAR	Garage	200	27.500	5,499

Net Sketched Area:	2,318			Total:	252,949
Size Ad	1260	Gross Are	2318	FinArea	1434

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0007-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: